



40 Irlam Avenue Eccles Manchester M30 0JR

£240,000

EXTENDED TO THE REAR! HOME ESTATE AGENTS are thrilled to offer for sale this extended three bedroom semi detached property. The property has been extended to the rear to create a larger than average kitchen/diner. The property comprises porch, hallway, lounge, dining room, modern extended kitchen/diner, shaped landing, three bedrooms and a fitted wet room. The property offers double glazing and has had a new gas central heating boiler installed in early 2026. Externally there is a garden and off road parking to the front whilst to the rear there is a hard standing area along with lawn garden area. Situated in a quiet cul de sac position and is ideally offered with NO VENDOR CHAIN! Call HOME on 01617898383 to view!

- EXTENDED TO THE REAR!
- Lounge
- Three bedrooms
- Newly installed gas central heating boiler in 2026
- Three bedroom semi detached property
- Dining room
- Wet room to the first floor
- Porch and hallway
- Great size, larger than average extended kitchen
- Off road parking and paved garden to the rear



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Porch

Hallway

Lounge 12'2 x 12'1 (3.71m x 3.68m)

Dining room 15'5 x 9'8 (4.70m x 2.95m)

Kitchen 15'6 x 10'4 (4.72m x 3.15m)

Landing

Bedroom One 12'4 x 9'4 (3.76m x 2.84m)

Bedroom Two 10'4 x 9'4 (3.15m x 2.84m)

Bedroom Three 6'8 x 5'8 (2.03m x 1.73m)

Wet room 5'9 x 5'7 (1.75m x 1.70m)

Sales info

We are advised that the property is freehold. We are advised there is an annual rent charge of approx. £8.50. We are advised that the current council tax band is band B. The current EPC rating is TBC.

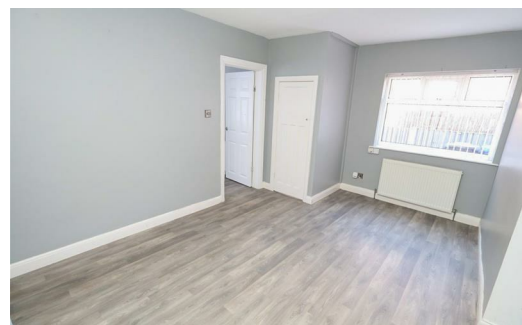
IMPORTANT INFORMATION -

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract),

Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

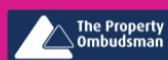
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted and floorplans are approximate and are for illustration only.

Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. You will be required to provide proof and evidence of funding for any offers made prior to any offer being formally accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering identification checks via our third party provider and provide identification and proof of address before proceeding.



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Registered Address: Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers: Monton - 9262084 Urmston - 04331861 Stretford - 08259553

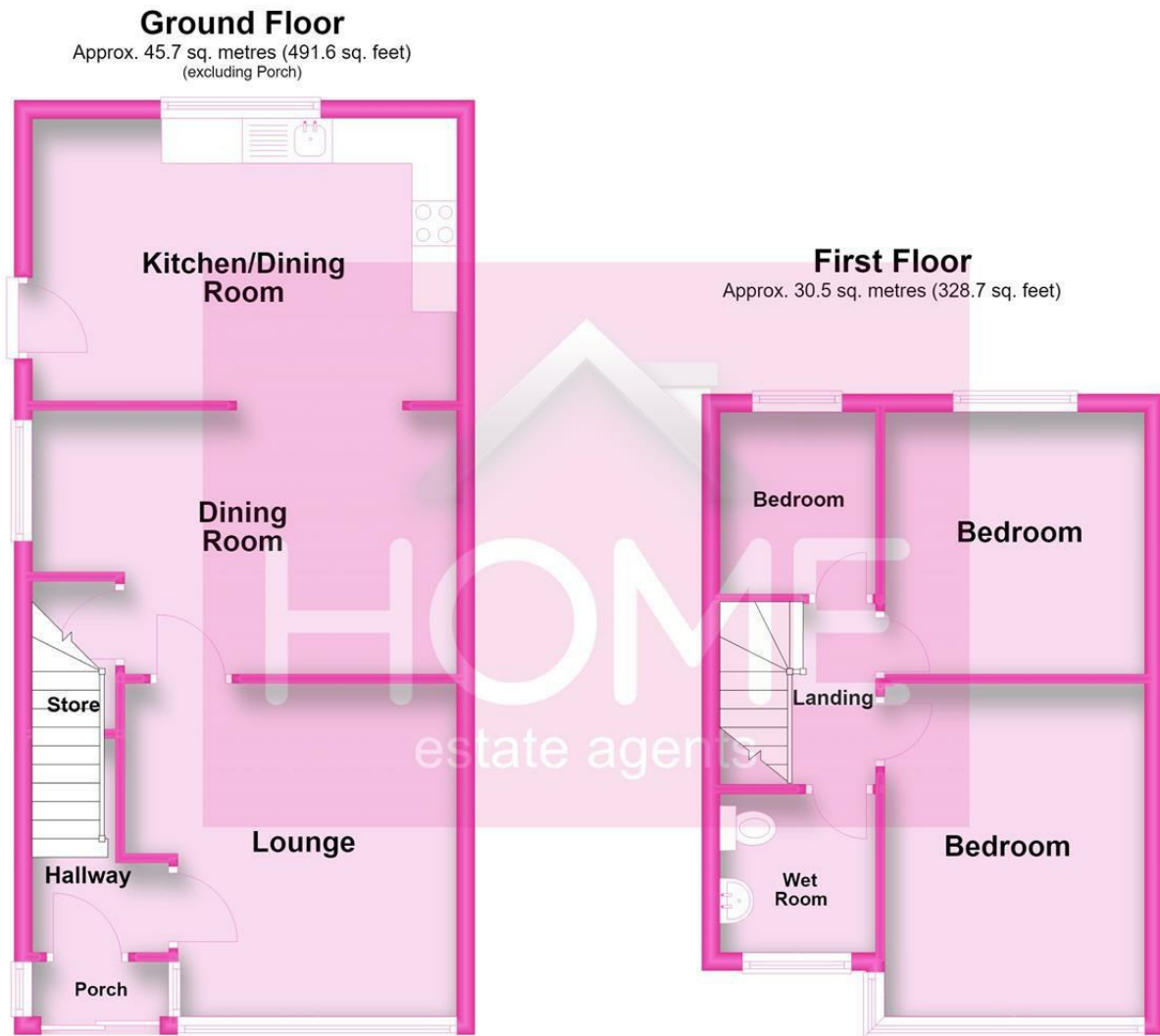


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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